

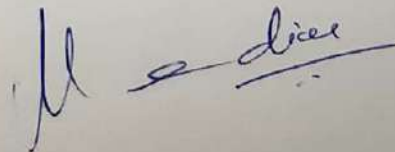
TITLE REPORT

Re: All that piece and parcel of land or ground situated, lying and being at Borla Village, Taluka Kurla admeasuring about 557 sq. yards equivalent to 465.72 sq. mtrs. or thereabouts being Plot No. 8 of a private layout created on Plot bearing Survey No. 91, Hissa No. 4(part) and Survey No. 87, Hissa No.1 of Borla Village and bounded as follows, i.e., to say on or towards the North by Plot No. 13 of the layout; on or towards the South by Plot No. 7 of the layout; on or towards the West by property belonging to the Twinkle Star Co-op. Hsg. Society Ltd., being part of Survey No. 91, Hissa No. 4 and on or towards the East by an internal road of the layout, standing in the Revenue Records in the name of Harish Laxmandas Vaswani and Roma Kumar Vaswani.

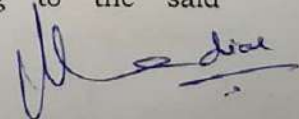
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A. Prior to 1959, Sakharam Jagannath Thakur, Ganpat Jagannath Thakur, Narayan Jagannath Thakur, Sudhir Narayan Thakur, Ajit Narayan Thakur, Sanjay Narayan Thakur, Nisha Narayan Thakur and Asha Narayan Thakur were the owners and as such owners, absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land or ground being land admeasuring 13,975 sq. yards bearing Survey No. 91, Hissa No. 4 and Survey No. 87, Hissa No. 1 of Borla Village, Kurla Taluka, Mumbai Suburban District (hereinafter referred to as the "**said larger plot of land**").

B. By an Agreement dated 30th March 1959, the said Sakharam Jagannath Thakur, Ganpat Jagannath Thakur, Narayan Jagannath Thakur, Sudhir Narayan Thakur, Ajit Narayan Thakur, Sanjay Narayan Thakur, Nisha Narayan Thakur and Asha Narayan Thakur agreed to sell, transfer, assign and convey to one Shri Alamchand Parsram, the said larger plot of land.



- C.** Sudhir Narayan Thakur, Ajit Narayan Thakur, Sanjay Narayan Thakur, Nisha Narayan Thakur and Asha Narayan Thakur at the relevant time being minors, an application was made on the Original & Civil Jurisdiction and General & Inherent Jurisdiction of the High Court of Judicature at Bombay, by way of Misc. Petition bearing No. 40 of 1960 for sanction of the sale of the said minors' respective shares, right, title and interest in the said larger plot of land and the same was sanctioned by an order dated 25th March 1960.
- D.** Shri Alamchand Parsram through his architects M/s. Gidwani Brothers submitted to the Municipal Corporation of Brihanmumbai a proposed layout [sub-division] of the said larger plot of land.
- E.** By and under an Agreement made in August 1961 by and between Mr. Alamchand Parsram and one Mr. Girdharilal Maini, the said Alamchand Parsram agreed to sell to the said Mr. Girdharilal Maini, Plot No. 8 admeasuring about 557 sq. yards equivalent to 465.72 sq. mtrs. of the said private layout, situate at Borla Village, Taluka Kurla.
- F.** By and under an Indenture dated 6th September 1962, made and executed by and between Sakharam Jagannath Thakur and Others therein referred to as the Vendors of the First Part, Alamchand Parsram, therein referred to as the Confirming Party of the Second Part and Jagjit Singh and Amarnath Jolly therein jointly referred to as the Trustees of the Third Part, the said Trustees were conferred the right to convey and to execute conveyance or conveyances or deeds of transfer of the several sub-divided plots out of the said private layout, to the various sub-purchasers of the plots who had purchased the respective subdivided plots from the said Alamchand Parsram after paying to the said



Alamchand Parsram the entire consideration in respect of the subdivided plots purchased by them.

- G.** The Standing Committee of the Municipal Corporation of Brihanmumbai sanctioned the said sub-division / layout of the said larger plot of land pursuant to Resolution No. 3901 dated 15th March 1967, subject to the terms and conditions agreed to by the said Alamchand Parsram. The said layout /sub-division is hereinafter referred to as the said Private Layout.
- H.** After the said private layout was sanctioned, the said Plot No.8 was demarcated in the CTS records as plot bearing CTS No. 586/5.
- I.** One Shri Triloksingh Chursingh Bhurjee having agreed to purchase from Shri Girdharilal Maini the right title and interest in the said Plot No. 8, CTS No. 586/5 vested in him, pursuant to the said Agreement, made in August 1961, was conveyed the said Plot No.8, CTS No. 586/5 of the said private layout pursuant to a Conveyance dated 21st September 1974 whereunder the Trustees appointed by Shri Alamchand Parsram, Alamchand Parsram himself as the First Confirming Party and Shri Girdharilal Maini as the Second Confirming Party, sold, transferred, assigned and conveyed to the said Shri Triloksingh Chursingh Bhurjee the said sub-divided Plot No.8 CTS No. 586/5 of the said private layout. The said Conveyance was duly registered with the Sub Registrar of Assurances under No. BOM 53411 of 1994.
- J.** Shri Triloksingh Chursingh Bhurjee constructed a Bungalow structure consisting of Ground and one Upper Floor on the said subdivided Plot No. 8, CTS No. 586/5 after obtaining due permissions and sanctions from the Municipal Corporation of Brihanmumbai, the said structure

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was also assessed by the Municipal Corporation of Brihanmumbai's Assessment & Collection Department under M W Ward No. 5368.

K. Shri Triloksingh Chursingh Bhurjee in his capacity as a Director of Micro Machinery Co. Pvt. Ltd a private company in which Shri Triloksingh Chursingh Bhurjee and the members of his family were the Directors and shareholders, appears to have offered as colateral security by and under a Deed of Mortgage dated 8th October 1998 duly registered with the Sub Registrar of Assurances of Mumbai under No. BBJ/4163 of 1996, the said sub-divided Plot No.8 CTS No. 586/5 of the said private layout, together with the structure standing thereon in consideration of a borrowing in the sum of Rs.30,00,000/- lent and advanced by Bank of America NT & SA to the said Micro Machinery Co. Pvt. Ltd.

L. Though Micro Machinery Co. Pvt. Ltd appears to have repaid the said borrowing with interest no reconveyance appears to have been executed.

M. Bank of America NT & SA the mortgagee appears to have sold its retail banking business to ABN AMRO Bank NV, pursuant to which ABN AMRO Bank NV stepped into the shoes of Bank of America NT & SA and became entitled to and responsible for all the assets and liabilities of the said Bank of America NT & SA and therefore became the mortgagee in respect of the said subdivided Plot No. 8, CTS No. 586/5 of the said Private layout with the structure standing thereon.

N. By and under a Deed of Release dated 20th March 2002, made and executed by ABN AMRO Bank NV and duly registered with the Sub Registrar of Assurances Mumbai under No. 12649 of 2002 the said ABN AMRO Bank NV as

